

**19 McBurnie Avenue, Highfields, Qld 4352**



**House For Sale**

Friday, 26 January 2024

19 McBurnie Avenue, Highfields, Qld 4352

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Luke Munro  
0413400567

## Offer's Above \$759,000

Presented to the market for sale once again by Luke Munro of Briq Property is this beautiful Gordon Bourke Home that offers such excellent livability for the growing families or those looking to step up into their next quality home.

**THE PROPERTY:** Built in 2018 by local award winning builder - Gordon Bourke Homes - built with 2.7m ceilings throughout the home. Widened entry with a one metre wide door and a dedicated door for that grand entrance feel. Wood look vinyl plank flooring throughout the house - including the bedrooms and all living areas (no carpet). Separate lounge / tv room at the front of the home off the entry. Generous master suite - separate from the other bedrooms - with huge built in robe (over 4 metres long) and a large ensuite with deep walk in shower area. 3 remaining bedrooms with built-in robes - each could easily accommodate queen bed suites. An open plan kitchen / dining / family room that connects to the outdoor area with double stacker sliding glass doors. The kitchen is well appointed with premium cabinetry, stone bench tops, 900mm free standing oven (with gas cooking) and excellent storage options throughout. A dedicated activity zone / play space for kids which could be utilised as a study, casual sitting or lounge area. The master bathroom is generous with quality tile selection on offer and has a separate bath and shower while also having a separate toilet. The laundry is functional, with dedicated spaces for washing machines and dryers, plus a huge walk in linen cupboard offering ample storage.

**THE COMFORTS:** Reverse cycle air conditioning servicing the open plan layout. Ceiling fans present in all bedrooms and some of the living areas for year round comfort. The ceiling is insulated to help keep the internal of the home temperate all year round. NBN internet services available as FTTN (fibre to the node).

**SHEDS AND EXTERNAL:** A double car garage with remote entry forms part of the main house. The extra height at 2.7m allows for larger SUVs and Utes if necessary. A 6x4 metre colorbond shed with power is also available at the rear for additional storage. NOTE: there is limited side access which prevents car access (motorbikes will likely be ok). There's a single rain water tank which helps to service the home's toilet fittings and external taps, but otherwise the home is connected to mains water supply. Secured timber fencing to three sides. with the front fencing a powder coated aluminium option for improved aesthetics. Established gardens are low maintenance, with the southern side of the home recently rocked for improved aesthetics and functionality.

**THE SITE AND PROPERTY PARTICULARS:** Total land size is approx 620sqm. with approximate 20 metre frontage and a depth of 31 metres. General council rates are \$1,103.57 nett half yearly (after 10% pay on time discount has been applied). Water access charge is \$315.29 nett half yearly (after 10% pay on time discount applied) with consumption added to this cost.

**THE LOCATION:** Highfields is located approximately 12 minutes north of Toowoomba and this particular home is approximately 15 klms from Toowoomba's thriving CBD. Highfields CBD is an even shorter commute at just 4.1 klms. The property falls into the school catchment zones of Highfields State School and Highfields State High School, however there are a number of private schools close by such as Mary Mckillop Catholic College and Toowoomba Christian College to name a few. Access to supermarkets is easy with all the major chains less than 9 minutes drive away (Coles and Woolworths). Walking distance to Sandy Brennan Park (within the Avenues Estate) and also to the Highfields Sports and Recreation Park which offers netball, soccer, rugby, cricket, playgrounds and so much more! 6 mins (4.1 klms) to the Borneo (Army) Barracks in Carbarlah.

The team at Briq Property are honoured to present this property to the sales market. You are invited to join us at the next open home, or you can contact Luke on 0413 400 567 to arrange a private inspection of this simply wonderful home. Please note that this house is currently tenanted and a minimum of 24 hours notice is required before entry can be arranged.

**Disclaimer:** While every effort has been made to ensure the accuracy of the information provided in this write-up, Briq Property does not warrant its correctness and is not responsible for any errors or omissions.